

Development Management Committee
12 October 2017

WELWYN HATFIELD COUNCIL

Minutes of a meeting of the DEVELOPMENT MANAGEMENT COMMITTEE held on Thursday 12 October 2017 at 7.30 pm in the Council Chamber, Council Offices, The Campus, Welwyn Garden City, Herts, AL8 6AE.

PRESENT: Councillors S.Boulton (Chairman)
N.Pace (Vice-Chairman)

R.Basch, J.Beckerman, D.Bennett, A.Chesterman,
I.Dean, K.Holman (substituting for B.Fitzsimon),
M.Larkins, T.Lyons, T.Mitchinson, P.Shah, F.Thomson,
J.Weston, P.Zukowskyj

OFFICIALS Head of Planning (C.Haigh)
PRESENT: Interim Development Management Service Manager (C.Carter)
Principal Planning Officer (S.Smith)
Legal Services Manager (F.Hussain)
Governance Services Manager (G.Seal)
Governance Services Officer (M.Lowe)

59. SUBSTITUTIONS

The following substitution of a Committee Member had been made in accordance with Council Procedure Rules 19-22:

Councillor K.Holman for B.Fitzsimon.

60. APOLOGY

An apology for absence was received from Councillor B.Fitzsimon.

61. MINUTES

The Minutes of the meeting held on 14 September 2017 were approved as a correct record and signed by the Chairman.

62. DECLARATIONS OF INTEREST BY MEMBERS

Councillors S.Boulton and P.Zukowskyj declared non-pecuniary interests in items on the Agenda as appropriate by virtue of being members of Hertfordshire County Council.

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63. 12 GREAT NORTH ROAD, WELWYN, AL6 0PL - 6/2017/1863/FULL - ERECTION OF 3 X 5 BEDROOM DETACHED HOUSES (1 X WITH DOUBLE GARAGE AND 2 X WITH SINGLE GARAGES) AND ASSOCIATED PARKING FOLLOWING THE DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDINGS

Report of the Executive Director (Public Protection, Planning and Governance) setting out this application seeking planning permission for the erection of three detached dwellings which would each have five bedrooms. Two dwellings would front Great North Road which would be two and half storeys and would each have a detached garage located to the rear of those properties. A further detached dwelling, two storeys in height, would be to the rear with a detached double garage. Access to the properties would be from Great North Road via the existing driveway.

The application had been presented to the Committee because the development was a departure from the District Plan.

A late representation had been circulated from Hertfordshire Ecology Stating that an ecological survey was not considered necessary.

Following clarification by Members of the part of the site to be used and access to it, it was proposed by Councillor N.Pace, seconded by Councillor I.Dean and

RESOLVED:
(12 voting for and 2 against)

That planning permission be refused for the reasons set out in the report.

64. 28 HIGH OAKS ROAD, WELWYN GARDEN CITY, AL8 7BH - 6/2017/0235/FULL - ERECTION OF A DETACHED HOUSE WITH GARAGE, PARKING AREA AND GAZEBO WITHIN REAR GARDEN

Report of the Executive Director (Public Protection, Planning and Governance) detailing this application for the proposal seeking full planning permission for the sub-division of the site and the erection of a four bedroom two-storey dwelling to the south side of No. 28 High Oaks Road, with a detached garage and associated parking to the side and front. A gazebo was also proposed within the rear garden along the proposed shared boundary with the existing property. The proposed building would front High Oaks Road with its own separate access.

The reason the application had been presented to the Committee for consideration was due to Ward Councillor H.Bromley having called the application in on the grounds that:

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“Amenity loss to residents by virtue of loss of privacy currently offered by the garden area of the adjacent property, rather than any brick/living accommodation. Amenity loss to the street scene by virtue of a loss of hedge, grass verge etc. and more visible hard landscaping. This street has houses on large individual plots, which this garden grabbing development would compromise.”

A.Nicholas (applicant) speaking in support of the application referred to the support he had received in principle from the local planning authority, the various design iterations worked through, the design and size being in keeping and the neighbouring dwelling.

P.Roberts (objector) speaking against the application referred to the vision and planning for the area and the need to retain the hedge and for obscured glazing.

Ward Member Councillor H.Bromley speaking against the application referred to the Conservation Officer objecting to the hedge removal, adverse effects on neighbouring occupiers and amenity, character and appearance being harmed.

The Planning Officers proposed amendments to the conditions in the report and an additional condition.

A late representation had been circulated from the residents at No. 30 High Oaks Road making representations against the application.

Councillor F.Thomson commented that sixteen neighbour objections had been received and that this was one of the most significant roads in the conservation area and would impact on the open and spacious character.

Following discussion, it was proposed by Councillor D.Bennett, seconded by Councillor I.Dean and

RESOLVED:
(7 voting for and 6 against with one abstention)

That planning permission be granted, subject to the conditions set out in the report, amendments to conditions and an additional condition as follows:-

Amendment to condition 11 to read:

“The existing mixed trees along the southern boundary of the application site, as shown on Drawing No. 5290 201F, shall be retained and maintained at a height of no less than 4m and shall not be removed”.

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REASON: To ensure the residential amenity of neighbouring properties, the character and amenity of the area are not impaired. To comply with Policies, D1 and D8 of the Welwyn Hatfield District Plan 2005 and the Supplementary Design Guide.

The removal of the Drawing 'Planning Plan' from condition 12 (approved plans). The revision number "G" and "F" removed also from condition 12 (as revision numbers are included in the Plan Number).

13 "The submission of a plan and elevation details of the timber shed and greenhouse is required".

65. 58 HERON WAY, HATFIELD, AL10 8QX - 6/2017/1642/FULL - ERECTION OF 3 BEDROOM DWELLING AND SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING FOLLOWING DEMOLITION OF EXISTING DETACHED GARAGE AND PART DEMOLITION OF EXISTING DWELLING

Report of the Executive Director (Public Protection, Planning and Governance) detailing this application seeking planning permission for the erection of a three bedroom dwelling and single storey rear extension to the existing dwelling following demolition of the existing detached garage and part demolition of the existing dwelling.

The reason the application had been presented to the Committee was because Hatfield Town Council had objected to the proposed development. A representative of the Town Council did not attend the meeting. No responses had been received from Borough Ward Councillors.

Following discussion, it was proposed by Councillor N.Pace, seconded by Councillor D.Bennett and

RESOLVED:
(13 voting for and 1 against)

That planning permission be granted subject to the conditions set out in the report.

66. APPEAL DECISIONS

Report of the Executive Director (Public Protection, Planning and Governance) detailing recent appeal decisions for the period 4 August to 1 September 2017.

RESOLVED:

That appeal decisions during this period be noted.

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67. PLANNING UPDATE - FUTURE PLANNING APPLICATIONS

Report of the Executive Director (Public Protection, Planning and Governance) providing Members with a summary of planning applications that might be presented to the Committee over the next one or two months. If the call-in or application was withdrawn, the item would not be presented.

RESOLVED:

That future planning applications which might be considered by the Committee be noted.

Meeting ended at 8.10pm
GS